

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Revenue – R&S Department - Exemption of Stamp duty under Section 9(1)(a) of the Indian Stamp Act, 1899 and Registration Fee under Section 78 of the Registration Act, 1908, for execution of exchange deed with TTD by Andhra Pradesh Tourism Authority(APTA), for the land of Acs.20.00 in Sy.No.588/A in Tirupati RS village , Tirupati Urban Mandal, Tirupati District and also to execute lease deed in favour of M/s Trident Tirupati Hotels Ltd., for development of Oberoi (Vilas) Resort- Notification – Orders – Issued.

REVENUE (REGISTRATION.II) DEPARTMENT

G.O.MS.No. 395

Dated: 23-10-2025

Read the following:-

- 1) e-file received from the YAT&C(Tourism) Department, F.No.YTC01-TRSMOSTA(MISC)/94/2025-TOUR[C.No. 2859702].
- 2) G.O.Ms.No.24, YAT&C(Tourism) Dept., dated 24.11.2021.
- 3) E-file bearing No.APTA-13025/9/2025-ESTATES SEC-COT (C.No.2716688)
- 4) From the Inspector General, Registration and Stamps Deptt., Tadepalli, A.P., Lr.No.S1/E-2957065/2025, Dated:10-09-2025.

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ORDER:

In the reference 1st read above, the Youth Advancement Tourism & Culture (Tourism) Department has sent their e-file and stated that the proposal for allotment of alternate land of Acs.20.00 in Sy.No.588/A in Tirupati RS village, Tirupati Urban Mandal, Tirupati District to M/s Mumtaz Hotels Ltd., for development of Oberoi (Vilas) Resort and adjustment of certain payments as requested by the company, was placed before the State Investment Promotion Board (SIPB) in its meeting held on 08.10.2025 and the State Investment Promotion Board (SIPB) made the certain recommendations. Further stated that SIPB have taken decision for allotment of alternate land of Acs.20.00 in Sy.No.588/A in Tirupati RS village, Tirupati Urban Mandal, Tirupati District to M/s Trident Tirupati Hotels Ltd., for development of Oberoi (Vilas) Resort, along with certain waivers and adjustment of payments. Accordingly, the YAT & C Department have furnished the proposals for exemption of Stamp duty and Registration fee of INR 32,60,95,000,- for execution of exchange deed with TTD by APTA for the land of Acs.20.00 in Sy.No.588/A in Tirupati RS village , Tirupati Urban Mandal, Tirupati District and also for exemption of Stamp Duty and Registration fee of INR 26,08,76,000/- to execute lease deed in favour of M/s Trident Tirupati Ltd., for development of Oberoi (Vilas) Resort.

2. In the reference 4th read above, the Inspector General, Registration & Stamps, A.P. has furnished the financial implications involved to execute lease deed for Ac. 20.00 cents or 96800 Sq yards for the Sy.No:588-A of Tirupati RS Ward No:6, Block No: 1 of Alipiri Road and stated that the Government is competent for exemption of Stamp Duty under Section 9(1)(a) of the Indian Stamp Act, 1899 and Registration Fee under Section 78 of Registration Act, 1908.

3. Government after careful examination of the matter, hereby exempt the Stamp Duty under Section 9(1)(a) of the Indian Stamp Act, 1899 and Registration Fee under Section 78 of Registration Act, 1908, for execution of exchange deed with TTD by Andhra Pradesh Tourism Authority(APTA), for the land of Acs.20.00 in Sy.No.588/A in Tirupati RS village , Tirupati Urban Mandal, Tirupati District and also to execute lease deed for the same land in favour of M/s Trident Tirupati Hotels Ltd., for development of Oberoi (Vilas) Resort, Tirupati.

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4. Accordingly, the following notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:23.10.2025.

NOTIFICATION-I

In exercise of the powers conferred by clause (a) of Sub section (1) of Section 9 of the Indian Stamp Act 1899, the Governor of Andhra Pradesh hereby exempt/remit the Stamp Duty, for execution of exchange deed with the TTD by the Andhra Pradesh Tourism Authority(APTA) for the land of ACs.20.00 in Sy.No.588/A in Tirupati RS Village , Tirupati Urban Mandal, Tirupati District and also to execute lease deed for the same land in favour of M/s Trident Tirupati Hotels Ltd., for development of Oberoi (Vilas) Resort at Tirupati.

NOTIFICATION-II

In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (Act XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the Book 1 of CARD of "Table of fee" issued in G.O.Ms.No.463, Revenue (Regn.I) Dept., dated:17.08.2013 and subsequently amended from time to time.

AMENDMENT

In the said "Table of Fees" after category 6(a)(i), the following shall be added as 6(a)(ii)namely:

6(a)(ii) No registration fee shall be levied for execution of exchange deed with the TTD by the Andhra Pradesh Tourism Authority (APTA), for the land of ACs.20.00 in Sy.No.588/A in Tirupati RS Village, Tirupati Urban Mandal, Tirupati District and also to execute lease deed for the same land in favour of M/s Trident Tirupati Hotels Ltd., for development of Oberoi (Vilas) Resort at Tirupati.

5. This order issues with the concurrence of the Finance Department (PFS is Member of SIPB/SIPC)(YAT&C Computer No: 2859702.).

6. The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)

To

The Commissioner of Printing, Stationary and Stores Purchases, (Printing Wing Department A.P. Vijayawada). He is requested to publish the Notification and furnish 25 copies to the C&IG., Registration and Stamps A.P. Tadepalli under copy marking to this Department.

The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli.

The YAT&C (Tourism) Department.

The Andhra Pradesh Tourism Authority(APTA).

Copy to:

The Principal Secretary to Hon'ble Chief Minister.

The PS to Minister for Revenue, Registration and Stamps.

The OSD to Chief Secretary to Government.

The PS to Spl Chief Secretary to Government, Revenue Department.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.